

TO LET

4th Floor, 24/25 South Mall, Cork

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Centrally located in Corks Central Business District

High Profile Penthouse Office Suite

Approx. 98 sqm (1,055 sq ft)

Finished to CAT A Specification



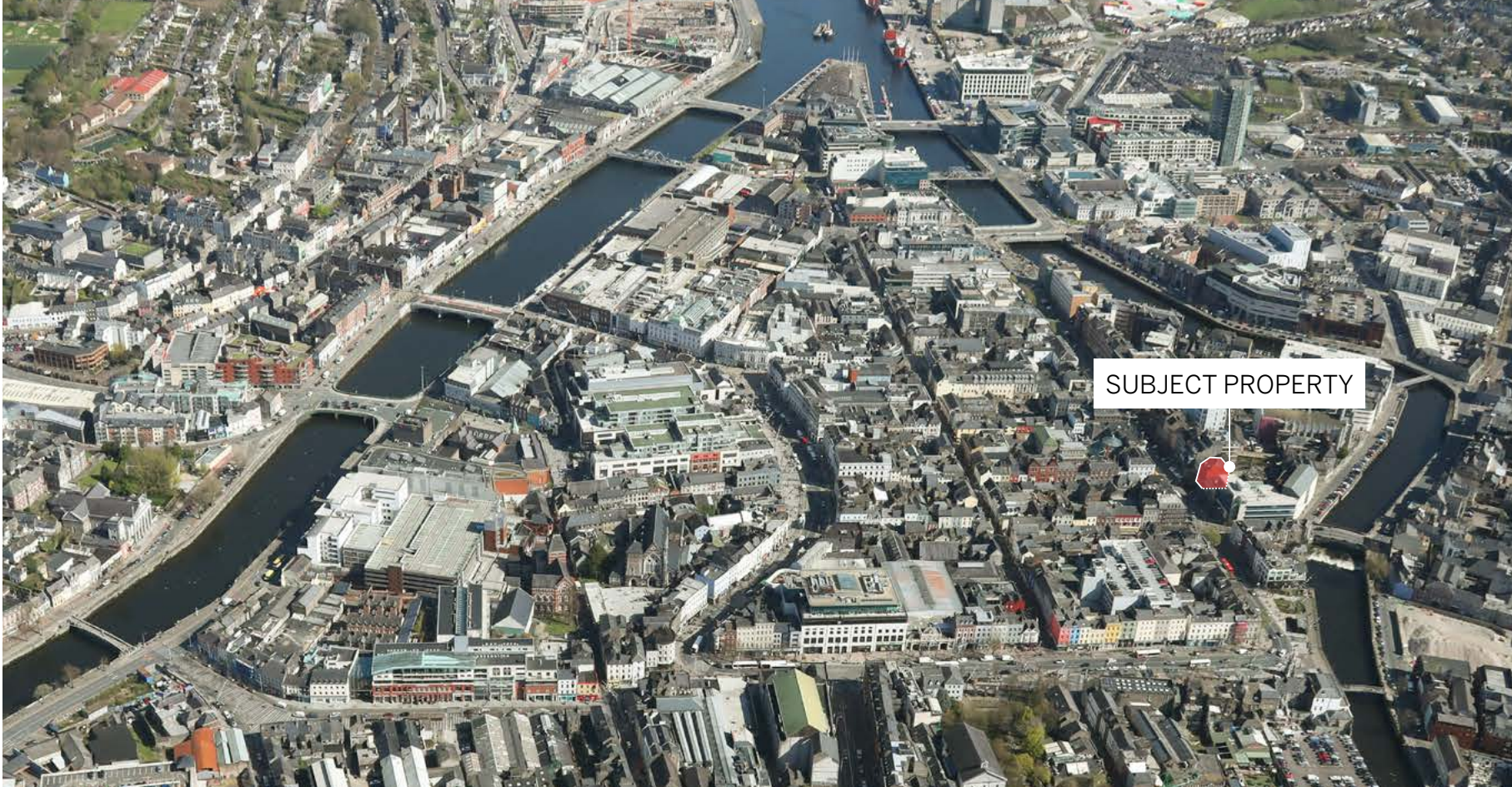
LOCATION

The property is situated in the heart of Cork's Central Business District on the southern side of the South Mall. The South Mall comprises a high concentration of professional service firms dominating the streetscape. Adjoining occupiers include First South Credit Union, AIB and Bank of Ireland.

Cork which is Ireland's second largest city has a population of 225,000 in the metropolitan area with just over 580,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland and it is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.

DESCRIPTION

The office comprises a high-profile penthouse office suite which is situated on the fourth floor. The property extends to approx. 98 sqm (1,055 sq ft) and was recently extended/refurbished. The office is laid out as an open plan office and is finished to CAT A specification which includes suspended ceilings with LED lighting. The office benefits from ample natural light.



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ACCOMMODATION

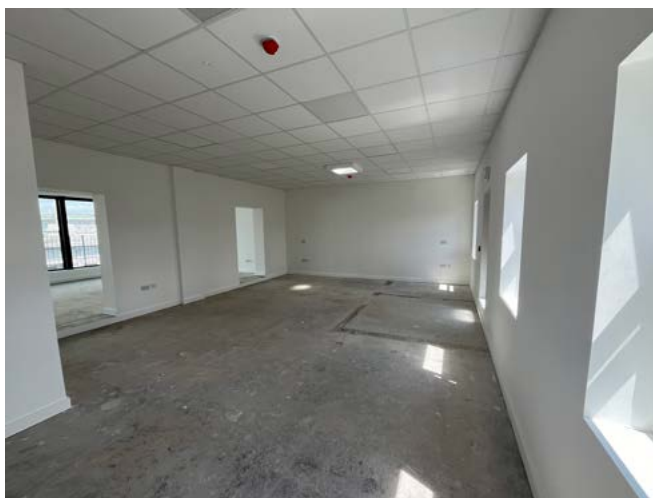
Floor	Description	Sqm	Sqft
Fourth	Office	98	1,055

LEASE

New lease available

QUOTED RENT

€25,000 per annum exclusive





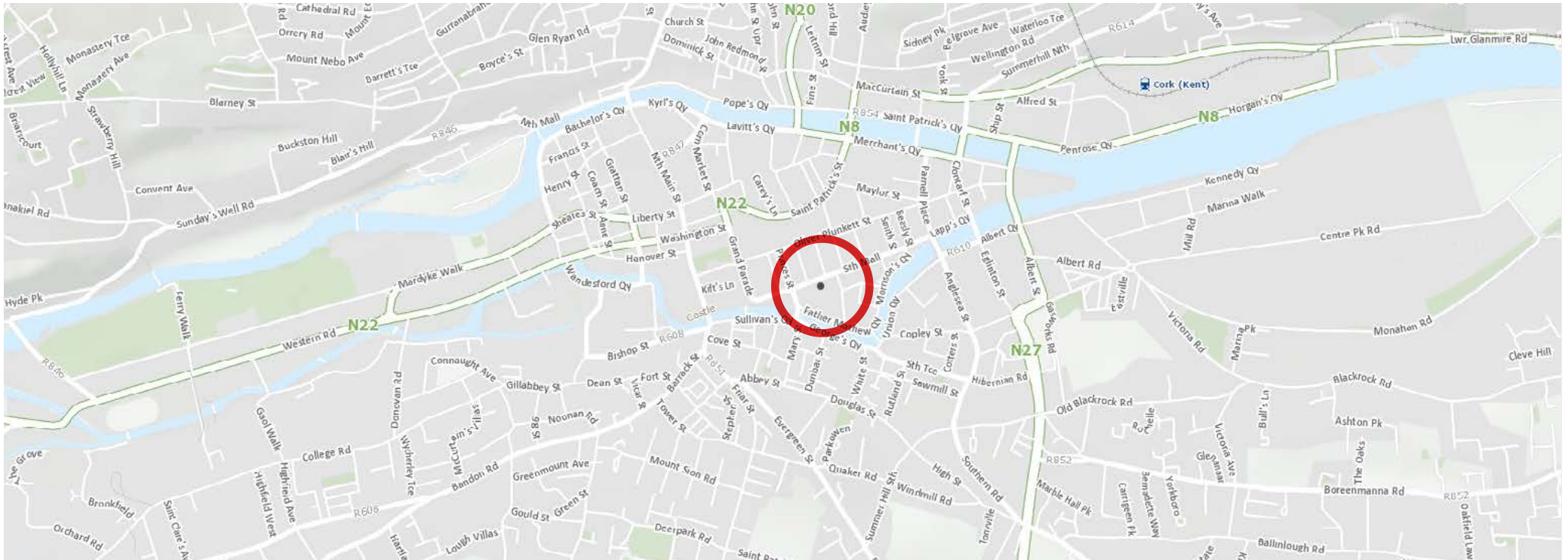
The South Mall comprises a high concentration of professional service firms dominating the streetscape.

BER INFORMATION



BER Number 800484230

LOCATION MAP



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For further information

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Viewing strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

